



**Talbot County Department of Planning and Zoning**  
**215 Bay Street, Suite 2**  
**Easton, Maryland 21601**  
**410-770-8030**

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**Language that shall be included in the Written Lease and/or  
House Rules for Short-Term Rentals (STRs)**

In accordance with the *Talbot County Code*, Section Chapter 190, use of a dwelling unit for the purpose of transient rental must comply with the following rules and regulations:

1. Use of this unit is subject to STR operating guidelines and license application requirements of the *Talbot County Code*.
2. In addition, this rental is required to comply with the following codes, regulations and requirements administered by the Talbot County Health Department and the State of Maryland Department of Health and Mental Hygiene;
  - a. COMAR 26.04.02 – On-site sewage disposal systems
  - b. COMAR 26.04.04 – Water Supply
3. The STR is limited to the primary or accessory dwelling, as applicable, but not for both.
4. This unit shall comply with the International Residential Building code, Section R310 (Emergency Escapes and Rescue Openings), R311 (Means of Egress), R314 (Smoke Detectors) and shall be equipped with fire extinguishers in the kitchen and any other area in which flammable or combustible materials are kept or stored.
5. The maximum number of persons permitted to be on-site at any one time during the period of the rental is \_\_\_\_\_. (*The lesser of twelve persons or two persons per bedroom excluding infants under eighteen months.*)
6. There is a three (3) night minimum stay for all STR lease holders.
7. All STR vehicles shall use off-street parking spaces provided on the property.
8. Subleasing of this unit is prohibited.
9. This unit, the property or any associated appurtenances shall not be used for any wedding, reception, banquet, corporate retreat, fundraiser or similar activities that would exceed the maximum persons permitted to be on-site associated with the short-term rental.
10. All pets (if allowed) shall be leashed or confined at all times.
11. Noise levels shall comply with the requirements of the *Talbot County Code*.
12. Fireworks are prohibited.
13. A copy of the lease shall include all conditions, restrictions, and limitations imposed on the short-term rental, or any physical condition or approved waiver granted to a rental property. A copy of the lease shall be available on-site at all times of rental use and made available to Code Enforcement Officers upon request.

14. Occupants shall be aware of all property boundary lines and respect the private property rights of adjoining land owners.

15. For access to the property from a private road:

- a. If a speed limit is posted, follow as directed. However, because of unfamiliarity of a private road, it's advised that speeds should never exceed more than fifteen (15) Miles Per Hour
- b. Speeds should not exceed ten (10) Miles Per Hour on a gravel road.
- c. Only go off the private road in the event of an emergency.
- d. Be patient! If the road is one way, wait for the other vehicle to pass. Don't try and squeeze past.

16. For all properties mapped within the Critical Area Overlay (CAO) District:

This property is located within the Critical Area Overlay (CAO) District. The Critical Area is a resource protection area to help improve the water quality of the Chesapeake Bay. The State of Maryland and Talbot County have special regulations in place to preserve and protect the sensitive environmental features and species located in and around this property. Do not disturb, cut, or clear trees, shrubs, or other natural vegetation on this property without approval from Talbot County Planning and Zoning (410-770-8030).